TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
(NAME)
(STREET ADDRESS OR ROUTE NUMBER)
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
First Federal S & L Assn.
(NAME)
Union at Fourth
(STREET ADDRESS)
Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP PARCEL NUMBERS:
Map 104-7
Pc. 43
pw

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100----------DOLLARS
cash in hand paid by John B. Duncan and wife, Beverly B. Duncan
BOOK 4165 PAGE 205
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Carl W. Smithson and William H. Smithson, partners d/b/a Smithson Construction Company
hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Sec. 26, Charlotte Park as of record in Book 3700, page 91, Register's Office for said County.

Said Lot No. 45 fronts 80 feet on the northerly side of Upton Lane, and extends back 113.37 feet on the westerly line and 105 feet on the easterly line, to a dead line in the rear, which is a broken line, on which it measures 107.58 feet.

Being part of the property conveyed to Smithson Construction Company, by deed from Associated Brokers, Inc., as of record in Book 4146, page 688, said Register's Office.

This conveyance is subject to restrictions, easement and set-back lines applicable to said property and taxes for the year 1967 which have been pro-rated and assumed by the Grantees.

This is (unimproved ( ) improved (X)) property, known as 6705 Upton Lane, Nashville, Tennessee 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17 day of August, 19 67

SMITHSON CONSTRUCTION COMPANY

by Carl W. Smithson, partner

by William H. Smithson, partner

This instrument prepared by
STEPHENSON, JACKEY & HOLMAN
First Federal Building
Nashville, Tenn.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, AUG 25 1967, a Notary Public in and for said County and State, the within named Carl W. Smithson and William H. Smithson, partners d/b/a Smithson Construction Company

TOTAL $ 0.50
PROBATE TAX $ 0.50

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of August, 1967

Commission expires My Commission Expires May 7, 1968 Notary Public

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
TITLE INSURANCE CORPORATION
1004

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

85615

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 3 34 PM '67

NOTED: BOOK 117 PAGE 197
RECORDING FEE $ 3.00
DEP. REG. 0

REGISTER STAMP BELOW

JOHN B. DUNCAN AND WIFE, BEVERLY B. DUNCAN

To

SMITHSON CONSTRUCTION COMPANY

From

Warranty Deed

16.50

MAIL TO MR. JOHN B. DUNCAN 6705 UPTON LANE NASHVILLE TENNESSEE 37209